

EUCALYPTUS GROVE OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 13, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange.

Homeowners present: Tamara S. #127, Martha H. #235, Michael M. #334, Neil B. #345, Owen #312, Joy W. #250

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Tamara S.: To observe the meeting.

Martha H and Michael M: Issue with neighbor discussed in Executive Session

Owen: Curious of Gym status. Thinks we should open sauna. Gym is in progress of being remodeled, Under Orange tier sauna not allowed to be reopened

Joy W.: Children playing in ravine afraid for safety, suggests playground. Also suggests a BBQ area since people grill close to their units. There is a playground next door at the school but will add to next month's meeting to discuss.

Approval of Prior Meeting Minutes of 4/8/21: Colin motioned to accept prior meeting minutes, Howard seconded. Unanimous

Landscape Report: 7606 creek planting, 7620 tree replaced, maintenance, Action Tree working by Elwood School, Colin approved proposal from Enviroscaping for DG pathway between 7610 and 7628 for \$3,500. Howard seconded. Unanimous with Joe abstaining. Colin moved to accept proposal from Enviroscaping for 7628 sidewalk replacement for \$3,750, Howard seconded. Unanimous with Joe abstaining. Colin motioned for Bartlein to purchase handicap parking sign for Enviroscaping to install at 7628 handicap parking spot. Howard seconded. Unanimous with Joe abstaining.

Treasurer's Report

	April 21	YTD
Total Income	\$70,234.00	\$279,624.37
Op. Expenses	32,860.49	113,600.47
Reserve Expenditures	36,124.78	108,787.33
Total Expenditures	68,985.27	222,387.80
Transfer to Op Reserve	0.00	55,987.84
Transfer from Op Res	32,585.33	116,514.32
Transfer to Reserve	27,976.33	111,905.32
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,231,277.36	
Due from Unit Owners	\$ 3,549.03	
Total Assets	\$ 2,238,984.12	

Operating Expenses are about 11%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded) Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous

Old Business:

- Dry rot repair: Carport beams damaged, some beyond repair and need replacement. Table until Beachside gives us a quote.
- Updating governing docs: 5/24/21 special meeting @5:00PM at board meeting room parking lot.
- 7632 foundation work: waiting on engineer Van Sande to be vetted.
- Repairs DG pathway, sidewalks: see landscape recommendations & proposals.
- Gym/Pool: Gym in progress, Howard moved to, in accordance with the CDC and County Health we lift restrictions on pool sign up allowing more than one unit to sign up, excluding sauna. Colin seconded. Colin and Howard vote Yes. Joe, Chris and Craig vote No. Motion failed.
- Parking lot post lamps, light fixtures: Optimize bid - \$220 per pagoda light fixture with concrete base.
- Address signs, pathway signs, address for pool: utility invoices & plans state the pool address is 7618. Craig feels that it should be 7622. No action taken.

- h. Trash enclosures: Enviroscaping concrete bid – tabled.

New Business

- a. #124 lattice work: Colin motions to accept request as long as they stay on patio and follow approved plan as provided. Joe seconded. Unanimous.
- b. #215 moving trailer end of May: Will occupy multiple spaces. Colin moved to approve, Howard seconded, Unanimous.
- c. Management responsibilities: Tabled.
- d. Single unassigned parking spaces by 7630 near trellis: Colin moved to stencil “Compact” Joe seconded Unanimous.
- e. Dumpsters: Tabled.
- f. Recoding liens: Tabled.
- g. Other items for next agenda: none.

Next Meeting 6/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM

Submitted by: Matt Mora